



# HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:  CES INC

**To: Members of the Bar Harbor Planning Board**

**Re:** River Church Expansion

**Date:** June 27, 2022

The River Church at 1182 State Highway 102, in the Town Hill Residential Corridor (map and lot 235-003-000), wishes to improve their aging existing church building and add to its existing 40' x 60' (approx.) size. The proposed addition will "swallow" the existing building as seen from rt. 102, giving it a new face to the street, but will not expand at all to the South toward abutting Triple Chick Farm.

The new size is approximately 60' x 100', expanding to the North and West on existing pavement (that will be improved). Allowable lot coverage in this zone is 15%. Existing structures, gravel areas, and paving currently cover 38,317 sf or 31% of the property's total 124,595 sf, already beyond current code standards. We will not be increasing lot coverage at all with the proposed improvements. For this reason, we ask for leniency on parking requirements. We have increased parking from 36 parking spaces to 50, two of which are reserved for handicap. One of the spaces will be used for the residential structure on site.

As the presentation material shows, we make very few alterations to the existing landscape. A few contours in the Southwest corner will be modified to accommodate a second exit to grade, but we have ample room to return to existing undisturbed contours before property boundaries. Wetland and sensitive environments do not touch our property (see enclosed wetlands map) and the site slopes gently to the West and away from our building and rt. 102.

I commend the Pattersons for wanting an addition that fully encloses an interior handicap ramp system, accessible and used by ALL building occupants. It is a major feature that promotes inclusion. The addition will also bring the building envelope up to current energy standards and will run on electric heat pumps with possibilities for a future solar array on its extensive South facing roof.

We have initiated communication with the State Fire Marshal and intend to install a fire sprinkler system in the new facility. The following narrative has been prepared in





correspondence with the requested items from the Town and are intended to meet the Town of Bar Harbor's Land Use Ordinance.

## SITE PLAN CHECKLIST REQUIREMENTS

The information hereafter is numbered in correspondence with the Town's Site Plan/Subdivision Application Checklist items requested to be addresses in accordance with the Town of Bar Harbor' Land Use Ordinance, Section 125-67. The criteria are written in italics, followed by a description of how the criteria was addressed.

### A. Permitted Uses

*Permitted uses. Any proposed use must be a permitted use with site plan approval, as determined by reference to Article [III](#) for each district in which it is proposed.*

River Church is situated in Zone 125-44, Town Hill Residential Corridor. Place of Worship is listed as a permitted use in that zone.

### B. Lot Standards

*Lot standards. Except as modified by the provisions for planned unit developments set forth in § [125-69M](#) and [S](#), as applicable, any proposed structure or lot must comply with the lot size, area per family, road frontage, lot width, and front, side and rear setback requirements, and the shoreland zone lot standards in § [125-68B](#) as determined by reference to Article [III](#) for each district in which it is proposed. . . .(2) Front setback distances shall be measured from the center line of the traveled way in all districts except the Village Historic, Mount Desert Street Corridor District, Downtown Village, Downtown Residential, Halls Cove Business, Village Residential and Shoreland General Development I Districts where setback distances shall be measured from the edge of the lot line.*

The following lot standards are required for the Town Hill Residential Corridor:

Min. Lot = 40,000 sf	River Church's Lot = 124,595sf
Min. Road Frontage = 200 ft	River Church's frontage = 492 ft
Min. Front Setback = 75 ft.	refer to site plan, section 9
Min. Side Setback = 25 ft.	refer to site plan, section 9
Min. Rear Setback = 25 ft.	refer to site plan, section 9
Max. Lot Coverage = 15%	Existing lot coverage is already over this amount at 31%. We will not be increasing lot coverage at all, refer to site plan, section 9. The proposed building addition will expand on existing impervious surface. Additional parking will take place on portions of the lot that already exist as gravel.

### C. Height

Max. Height = 40 ft. The ridge peak of the new addition comes to 31'-8" above the lowest level of land against the building.



#### **D. Parking**

*Parking requirements. Any activity that can be expected to generate vehicular traffic shall provide for off-street parking in accordance with the following requirements. Parking requirements may be reduced, as determined by the Planning Board, when at least 5% of the required parking spaces are designated for low-emitting and fuel-efficient vehicles, carpools or vanpools or any combination thereof, and are marked as such. Parking requirements may also be reduced, as determined by the Planning Board, for properties that are located on a regularly scheduled bus route. . . . (e) Theaters, churches and other places of public assembly: one parking space for every four seats or 10 spaces for every 1,000 square feet of assemblage space if no fixed seats.*

River Church will have fixed seats numbering 248. Previously the facility had 150 seats and 38 spaces. According to Land Use ordinance, the parking for a church can be calculated by number of seats (one for every 4) or by providing 10 spaces for every 1,000 square feet of assemblage space if the seats are not fixed. In this scenario, we are the latter, therefore using the above stated standard, and with the proposed sanctuary at 3,471 square feet, and fellowship hall at 1,351 square feet, the total assembly space is 4,822 square feet. At 10 spaces for every 1,000 square feet, 48 parking spaces would be required. We have provided 50 parking spaces, 2 of which are handicap reserved. In order not to increase our lot coverage, we are asking for a waiver in parking requirements for spaces that are paved and striped as some of this parking will occur on gravel surfaces. According to the standard requirements may be reduced by the planning board for churches. The planning board may also reduce for properties served by a bus route. River Church is located on a regular summer bus route and operates a church 15 passenger van servicing church functions. Should there ever be the need, there is plenty of grassed area that can be used as additional parking when overflow is needed. The proposed improvements, results in nearly an additional 100 seats. In theory it will take time to add parishioners to fill those seats. The church currently operates with the parking established. As a way to address fire access, signage will be added to designate no parking/fire lane.

#### **E. Parking Areas and Driveways**

*All site plans shall comply with the following standards for parking areas and driveways:*

(1)

*There shall be adequate provision for ingress and egress from all parking spaces with the width of access drives or driveways determined as part of site plan review, based on the proposed use of the property, topography, and similar considerations.*

(2)

*To the greatest extent possible, access to parking stalls should not be from major interior travel lanes or from public ways.*

(3)

*Parking areas shall be designed to permit each vehicle to proceed to and from any parking stall without requiring the moving of any other vehicle.*

(4)



*Parking stalls and aisle layout shall comply with the following standards. Universally accessible or handicapped stalls and pedestrian aisles are exempted from the dimensional requirements of this subsection but shall comply with the current standards of Americans with Disabilities Act requirements for parking stalls and access aisles.*

*[Amended 11-6-2001]*

***Parking Angle Stall Width Skew Width Stall Depth Aisle Width***

90°	9' 0"	9' 0"	18' 5"	25' 0"
45°	8' 6"	12' 9"	17' 5"	13' 0"

Parking layout was designed based on this standard. Refer to Site Plan in section 9: The above stated standards are applicable to River Church's case. The site plan shows that we comply with these standards.

**F. Loading**

*Loading requirements. In connection with every building or group of buildings which is to be occupied by industrial, office, laboratory or commercial uses, or by uses involving distribution of material or merchandise by vehicles, there shall be provided and maintained off-street loading berths in accordance with the requirements set forth below.*

The facility use does not require Loading.

**G. Street, Sidewalks and Access**

1. Capacity
2. Layout
3. Design and Construction
4. Names

The facility will continue to use its existing access. No changes are proposed.

**H. Buffering and Screening**

*Buffers. Buffers shall be provided and maintained:*

(a)

*At least 75 feet in width along any line of any lot in a nonresidential district containing a nonresidential structure or use if said line abuts a residential district, provided that this requirement shall not apply to the Downtown Village District;*

*[Amended 6-8-2010]*

(b)

*Along property lines to shield varying uses from one another;*

(c)

*Along property lines when necessary to block prevailing winds to stop wind-borne debris from leaving the site; Along interior roads running parallel to roads exterior to the site in order to prevent driver confusion, particularly at night;*

(e)





*Along property lines when necessary to prevent any proposed lighting from interfering with residential property or with safe driving;*

(f)

*For all sites located within a two-hundred-foot corridor of Routes 3, 102 and 233 in accordance with Table 1.*[2]

[2]

*Editor's Note: Table 1 is included at the end of this chapter.*

Refer to Site Plan, section 9. The plan shows that existing tree and plantings cover 3 sides to abutting properties, providing adequate buffering to neighbors. Road frontage is clear to comply with required DOT site lines for exiting the property to rt. 102. A copy of the driveway entrance permit is included. The applicant has identified the area asked to be cleared by the Maine DOT recently, and will continue to maintain this sight line. See site plan for sight lines. We are not able to provide the plantings near the road as the sight distance visibility would be hindered. The intent would be to provide plantings near the parking lot as a point source treatment. The plantings proposed are suitable for the climate. They are tolerant of potential salting that occurs during the winter months. The plantings are called out as a mixture of species planted at a specific interval within a 10' wide swath per 100' of buffering needed.

#### **I. Water supply**

*Water supply. All site plans shall demonstrate that the proposed development shall have sufficient water available for the reasonably foreseeable needs of the development, in accordance with the following: (5) If a central water supply system is provided by the developer, location and protection of the source, and design, construction, and operation of the distribution system, appurtenances and treatment facilities, shall conform to the recommendations included in the Manual for Evaluating Public Drinking Water Supplies, Public Health Service No. 1180 (1969).*

The property is served by a private well. Refer to statement from Scott Whitney, Public Water System Inspector, Department of Health and Human Services.

#### **L. Stormwater management**

*Stormwater management. All site plans shall demonstrate that the proposed development shall provide for adequate stormwater management in compliance with the following standards and must be maintained as necessary to ensure proper functioning:*

*[Amended 11-5-1991; 6-10-2008; 11-3-2009; 6-8-2010]*

(1)

*All new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed to reflect or resemble, as nearly as possible, natural runoff conditions in terms of volume, velocity and location of runoff.*

River Church's existing site drains naturally and gradually away from rt. 102 and away from buildings to the west and to forested land on the western border of our property. There is an existing storm pipe located just north of the playground



area to help drain a low spot. The new expansion will alter existing contours minimally. More importantly the development will not result in an increase in impervious surface compared to the existing conditions. As a result, we do not expect any increase in stormwater flows leaving the site, let alone a 10% increase as outlined in the ordinance. With stormwater flow remaining the same, or decreasing there is no reason to expect the project will cause downstream impacts that do not currently exist

#### **N. Sewage disposal**

*All site plans shall demonstrate that the proposed development will provide for adequate sewage waste disposal, subject to the following standards: (3) When a development will produce sewage and when the development will not be serviced by municipal sewage waste disposal facilities, the applicant shall present a Maine Department of Human Services Bureau of Health Engineering site evaluation form, completed by a licensed site evaluator, evidencing adequate soil conditions for sufficient subsurface wastewater disposal and shall also present sufficient evidence that the proposed subsurface wastewater facilities, when considered with other such facilities in the vicinity, will not have an undue adverse environmental effect. All subsurface sewage disposal systems shall be installed or replaced in conformance with the State of Maine Subsurface Wastewater Disposal Rules. If soils are in Design Class A according to the licensed site evaluator's report, at least five subsurface probes or test pits are required in each proposed leachfield area.*

N (3) is applicable to River Church. The site is served by an existing on-site subsurface disposal system. A licensed site evaluator has reviewed the property. And prepared an expansion plan for the existing system using Maine Subsurface waste water disposal rules. Refer to appendix N. For the expanded system, the disposal field is capable of handling 1,270 gallons per day. The church is only in session on Sunday and sees a greatly reduced usage during the rest of the week. The applicant intends to monitor the actual water usage to determine if the system is capable of handling current demand as it exists today. Should the field need to be expanded the applicant has an approved plan by a licensed soil evaluator to implement.

#### **O. Soils**

*Soils. No activity shall be permitted in any area where the soil is rated severe or very severe for the proposed activity according to the County Soil Survey of the United States Department of Agriculture Soil Conservation Service, unless satisfactory evidence is presented that construction methods will overcome soil inadequacies.*

River Church will not be expanded over untouched soils. The proposed expansion is over existing pavement. It is unlikely that severe soils for our purposes will be found. USDA soils survey of Hancock County reveals no adverse soils for building on our site. See attached soil survey map from USDA.

#### **P. Landscaping**

*Landscaping. All site plans shall provide for the landscape to be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and grade changes. Landscaping shall*



*be designed to soften, buffer, screen or enhance the physical design of structures and parking areas to minimize the encroachment of the proposed use on abutting uses.*

We have minimized grade changes, therefore soil disturbance will be minimal and existing vegetation will not be altered and will only impact the site in the proposed expansion of River Church. To meet DOT driveway entrance permit requirements, the applicant will maintain sight lines, including low brush and as necessary. Because of the sight lines needed for a safe vehicle exit from the facility, the typical buffering cannot occur. Potential plantings are shown on the proposed plan, for reference that would provide some buffering without hindering sight lines. The plantings are a mixture suitable for the climate and will tolerate the salting that occurs during the winter.

#### **Q. Erosion**

*Erosion. All site plans shall demonstrate that the proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results and further that the following standards will be met during construction and after completion:*

(1)

*Stripping of vegetation, regrading or other development shall be done in such a way as to minimize erosion;*

(2)

*Development shall preserve salient natural features, keep cut and fill operations to a minimum and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff;*

(3)

*The top of a cut or the bottom of a fill section shall not be closer than 10 feet to an adjoining property, unless otherwise specified in this chapter, and in no instance shall a cut or a fill exceed a three-to-one slope;*

(4)

*The development shall not unreasonably increase the rate or volume of surface water runoff from the proposed site;*

(5)

*Whenever feasible, natural vegetation shall be retained, protected and supplemented;*

(6)

*The disturbed area and the duration of exposure shall be kept to a practical minimum;*

(7)

*Disturbed soils shall be stabilized as quickly as practicable;*

(8)

*Dust control methods shall be employed during dry conditions;*

(9)

*Temporary vegetation or mulching shall be used to protect exposed critical areas during development;*

(10)

*The permanent vegetation and mechanical erosion control measures shall be installed as soon as practicable on the site, but in no event later than six months after completion of construction;*



(11)

*Until the disturbed area is stabilized, sediment in the runoff water shall be trapped by the use of debris basins, sediment basins, silt traps or other acceptable methods;*

(12)

*Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the developer causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense as quickly as possible;*

(13)

*It is the responsibility of any person doing any act on or across a communal stream, watercourse or swale or upon the floodway or right-of-way thereof to maintain as nearly as possible in its present state the stream, watercourse, swale, floodway or right-of-way during the duration of such activity and to return it to its original or equal condition after such activity is completed; and*

(14)

*Maintenance of drainage facilities or watercourses originating and completely on private property is the responsibility of the owner to the point of open discharge at the property line or at a communal watercourse within the property.*

(15)

*The proposed development shall use the Maine Erosion and Sediment Control BMPs (Best Management Practices) published by the Maine Department of Environmental Protection in the control of sediment and erosion.*

No existing erosion issues are present on site that need to be addressed. River Church expansion will employ all of the above stated methods of erosion control in accordance with the Maine DEP BMP manual related to the building of the addition. Erosion Controls are shown on the plans. A narrative is provided as an appendix.

## **W. Wildlife Habitat**

*Wildlife habitat. All site plans will demonstrate that the proposed development will not have an undue adverse effect on significant spawning grounds or wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town of Bar Harbor.*

Since the River Church expansion will be entirely within existing hard surface and the entire property is not in proximity to significant wildlife habitat, as per the map included, it will not have an undue adverse effect on them. Refer to Maine IFW Map.

## **X. Aesthetic areas and physical and visual access; Light and Glare**

*Aesthetic areas and physical and visual access. All site plans will demonstrate that the proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, rare and irreplaceable natural areas, or any public rights for physical or visual access to the shoreline.*

The River Church property is located off a highly traveled roadway and is not in proximity to a spectacular view or waterway. Refer to exhibits for section 21.



Lighting Plan: all proposed light fixtures are designed to reduce upward light pollution and illuminate the ground or signage with minimal bleed beyond the intended area of illumination. No new parking lot lights are proposed.

## **EE. Fire Protection**

*All site plans shall demonstrate that the proposed development will not cause an unreasonable burden on the Town's ability to deliver fire protection services.*

We have begun the process of obtaining a State Fire Marshal for permit. The applicant has agreed to installing a sprinkler system as part of the permit process. The Town Hill Fire Department is a few hundred feet from our location. The Somesville Fire Department is not far away (2.2 miles). We would like to ask for planning board approval with the condition of obtaining and producing a State Fire Marshall permit prior to issuance of an occupancy permit, as we do not anticipate having the permit in time for the planning board process.

## **G.G. Financial capacity**

*Financial and technical capacity. All site plans shall demonstrate that the applicant has adequate financial and technical capacity to meet the standards set forth in this chapter.*

The total estimated cost of this expansion is \$517,790.00. Refer to submittals in section 24.

## **II. Other municipal services**

*Other municipal services. All site plans shall demonstrate that the proposed development will not cause an unreasonable burden on the Town's ability to deliver other necessary services not otherwise described above, including but not limited to police protection, road maintenance and snow removal, and schools.*

River Church is an existing use. Proposed improvement will not hinder any town services. Parking along the face of the building has been removed and that area is planned as a fire lane. The expansion should improve the condition of the existing building, making it a greater asset to the community. The expansion is planned to accommodate present levels of attendance and anticipated occupant loads. It will be a safer facility when complete than the current facility.

## **LL. Historic and archaeological resources**

*Historic and archaeological resources. If any portion of the site has been identified by the Maine Historic Preservation Commission or the Bar Harbor Comprehensive Plan as containing historic or archaeological resources, the development shall include appropriate measures for protecting these resources, including but not limited to modifications of the proposed design of the site, timing of construction and limiting the extent of excavation.*

The development is occurring on previous developed land. To date no historic or archaeological resources have been identified on the site. Nothing of historical significance is located within proximity to the project site. See mapping included as an appendix.



#### **MM. Utilization of site**

*Utilization of the site. The plan for development will reflect the natural capabilities of the site to support development. Buildings, lots and support facilities will be clustered in those portions of the site that have the most suitable conditions for development. Environmentally sensitive areas, including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers, will be maintained and preserved to the maximum extent.*

River Church is expanding on existing hard surface, not encroaching on any natural features or expanding closer to borders with neighbors. The subject parcel does not have any listed wetlands or steep slopes. It is not located within a flood plain. The FEMA flood map is attached for reference. It is not located within an aquifer. The Maine Aquifer map is included for reference.

#### **NN. Natural Features**

*Natural features. If any portion of the site has been identified by the Maine Natural Areas Program, the Maine Department of Inland Fisheries and Wildlife, and/or the U.S. Fish and Wildlife Service as containing natural features of interest, the development shall include appropriate measures for protecting those resources, including but not limited to modifications of the proposed design of the site, timing of construction, and limiting the extent of excavation.*

The site has been previously developed. No natural features exist on the subject parcel. Available resources have been reviewed and no resources are identified in the immediate area adjacent to the subject parcel. Various mapping is included as an appendix to illustrate this point.

#### **Summary of Requested conditions of Planning Board Approval**

1. the condition of obtaining and producing a State Fire Marshall permit prior to issuance of an occupancy permit
2. the condition of proof of reconciliation of the deed with the Registry of Deeds, as it has been filed but has not shown up in records, as of this submission
3. the condition that not all parking needs to be paved and striped as existing gravel areas will be used as needed to meet the parking standard. The applicant agrees not to utilize on-street parking.
4. The condition that sight lines, in accordance with the Maine DOT driveway entrance permit, will be maintained by the applicant.



**STATE OF MAINE**  
**HANCOCK COUNTY, ss.**

**AFFIDAVIT OF Richard C. Cleary**

I, Richard C. Cleary, being under oath, depose and state as follows:

1. I am Richard C. Cleary an attorney licensed in the State of Maine. I represent The River Church ("The River")

2. To clarify title to the Property set forth in Exhibit A, I make the following statements:

3. The Pentecostal Lighthouse, a religious organization, acquired, during its existence, the premises set forth in Exhibit A attached hereto.

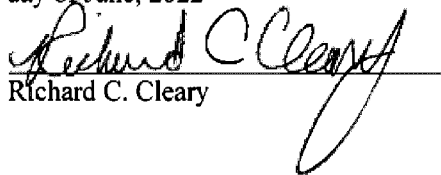
4. The Pentecostal Lighthouse on December 1, 2019 merged with The River, also a religious organization, and further incorporated under the laws of the State of Maine with Charter Number 20200223ND.

5. The River since December 1, 2019 has held and continues to hold all assets of the Pentecostal Lighthouse including the real estate set forth in Exhibit A.

6. The Attached Exhibit B sets forth the governing structure and the ownership of the assets of the Pentecostal Lighthouse by The River pursuant to the merger.

7. The statements set forth herein are true to the best of my knowledge, information and belief and, to the extent based on information and belief, I believe them to be true.

Dated at Ellsworth, Maine, this 27 day of June, 2022

  
Richard C. Cleary

STATE OF MAINE  
HANCOCK COUNTY

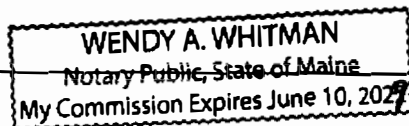
June 21, 2022

Personally appeared the above-named Richard C. Cleary and made oath that the foregoing is true and is based upon his personal knowledge, information and belief, and insofar as based upon information and belief, she believes the same to be true.

Before me,

Wendy A. Whitman  
Notary Public

Printed Name: \_\_\_\_\_



My Commission Expires: \_\_\_\_\_

**Exhibit A**

**PARCEL ONE:** A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of the Town of Bar Harbor known as Town Hill, Hancock County, Maine bounded and described as follows:

Beginning at a #6 rebar with surveyor's identification #2099 set .9 feet above grade marking the easternmost terminus of the (northern) Boundary Line Agreement by and between F. Malcolm Stanley and Lucy H. Stanley, LANDCO, Shepard Harris and Nancy Harris dated May 20, 1991, recorded in the Hancock County Registry of Deeds in Book 1864, Page 277, said rebar marking a point along the westerly sideline of the right of way along State Route 198, said rebar also marking the southeasterly corner of land owned by Nancy Harris as described in the deed from Charles W. Sawyer, Jr. and E. Robert Kinney dated December 31, 1986, recorded in said Registry in Book 1618, Page 351, said rebar bearing N 04° 17' 36" E a distance of 272.54 feet from an iron pipe found .1 foot below grade marking the northeasterly corner of land owned by Pentecostal Lighthouse, a Religious Corporation, as described in the deed from F. Malcolm Stanley and Lucy H. Stanley dated December 7, 1979, recorded in the Hancock County Registry of Deeds in Book 1367, Page 138;

thence S 84° 48' 07" E an approximate distance of 33 feet to the center line of said highway;

thence in a generally southerly direction following the center line of the highway an approximate distance of 492 feet to a point;

thence S 89° 25' 57" W an approximate distance of 33 feet to a #6 rebar with surveyor's identification #2099 set .6 feet above grade, said rebar marking a point along the westerly sideline of the right of way along State Route 198, said rebar bearing S 18° 38' 58" W a distance of 12.25 feet from an iron pipe found bent and leaning, marking the southeasterly corner of land owned by Pentecostal Lighthouse, said rebar also bearing S 05° 15' 51" W a distance of 491.99 feet from the point of beginning;

thence along the boundary line herein created and along the remaining land owned by F. Malcolm Stanley and Lucy H. Stanley as described in the deed from Eleanor B. Frith dated May 2, 1967, recorded in the Hancock County Registry of Deeds in Book 1036, Page 266, S 89° 25' 57" W a distance of 237.35 feet to a #6 rebar with surveyor's identification #2099 set .7 feet above grade, said rebar bearing S 09° 14' 48" W a distance of 3.63 feet from the calculated southwesterly corner of land owned by Pentecostal Lighthouse;

thence along the boundary line herein created and along the remaining land owned by F. Malcolm Stanley and Lucy H. Stanley N 08° 27' 28" E a distance of 486.45 feet to a #6 rebar with surveyor's identification #2099 set 1.0 foot above grade, said rebar marking a point along the aforesaid (northern) Boundary Line Agreement by and between F. Malcolm Stanley and Lucy H. Stanley, LANDCO, Shepard Harris and Nancy Harris, said rebar also marking a point along the land owned by LAND CO (also known as LANDCO) as described in the deed from

Charles W. Sawyer, Jr. and E. Robert Kinney to Nancy Harris, recorded in Book 1618, Page 365 of the Hancock County Registry of Deeds, said rebar bearing N 07° 56' 51" E, a distance of 295.54 feet from the calculated northwesterly corner of land owned by Pentecostal Lighthouse; thence along the aforesaid (northern) Boundary Line Agreement and land owned by LAND CO (aka LANDCO) N 55° 02' 41" E, a distance of 46.81 feet to a #6 rebar with surveyor's identification #2099 set 1.1 feet above grade, said rebar marking the corner of land owned by LAND CO, said rebar also marking the southwest corner of land owned by Nancy Harris; thence S 84° 48' 07" E along the land owned by Nancy Harris, a distance of 173.28 feet to the point of beginning.

EXCEPTING from the above described premises the aforesaid 1.05 acre parcel previously conveyed to Pentecostal Lighthouse, a Religious Corporation, the net area of the parcel herein conveyed being 1.54 acres exclusive of any portion falling within the right of way along State Route 198. Subject to the rights of the public in and to any portion falling within the right of way along State Route 198.

The basis of north referenced in the above described premises is from the aforesaid Boundary Line Agreement, with additional reference to a plan recorded in File 24, Page 72 of the Hancock County Registry of Deeds dated July 14, 1990, entitled "Standard Boundary Survey of Lands of F. Malcolm Stanley and Lucy H. Stanley", prepared by Harris Hyman, RLS.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from F. Malcom Stanley and Lucy H. Stanley to Pentecostal Lighthouse dated May 2, 1997 and recorded in Book 2648, Page 393 at the Hancock County Registry of Deeds.

**PARCEL TWO:** A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Bar Harbor, Hancock County, Maine bounded and described as follows, to wit:

Beginning at an iron pipe set in the ground on the westerly sideline of State Rt. 198 leading from Somerville to Ellsworth, said iron pipe marking the northeast corner of the within described lot or parcel of land; thence in a general southerly direction, but always following the westerly sideline of said State Rt. 198, two hundred seven (207) feet, more or less, to an iron pipe set in the ground; thence South eighty-seven degrees thirty-seven minutes West (S. 87° 37' W.) two hundred forty and eighty-nine hundredths (240.89) feet to an iron pipe set in the ground; thence North nine degrees twenty minutes East (N. 9° 20' E.) one hundred eighty-seven and forty-seven hundredths (187.47) feet to an iron pipe set in the ground; thence North eighty-two degrees fourteen minutes East (N. 82° 14' E.) two hundred thirty-three and sixty-three hundredths (233.63) feet to the iron pipe set in the ground at the place of beginning. Containing 1.05 Acres.

The above-described lot or parcel of land being depicted on survey plan by Edward H. Jackson, Maine R.L.S. #1091 entitled "PLAN SHOWING PROPERTY FOR MALCOLM STANLEY AT BAR HARBOR, ME. JULY 1979".

Meaning and intending to convey and hereby conveying a portion of the premises described in deed from Eleanor B. Frith et al to F. Malcolm Stanley and Lucy H. Stanley, dated May 2, 1967 and recorded in Book 1036, Page 266 of the Hancock County, Maine, Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from F. Malcom Stanley and Lucy H. Stanley to Pentecostal Lighthouse dated December 7, 1979 and recorded in Book 1367, Page 138 at the Hancock County Registry of Deeds.

## EXHIBIT B

### SECRETARY'S CERTIFICATION

The undersigned, being the duly authorized Secretary of The River Church (the "River") does hereby certify to the following of her own personal knowledge.

1. The undersigned maintains the Certificate of Formation of the RIVER and related documents at her office, located at 1184 US Highway 102, Bar Harbor, Maine, and currently holds the position of Secretary of the RIVER;
2. The RIVER was duly organized in the State of Maine on December 2, 2019, and remains in good standing with the office of the Maine Secretary of State;
3. As of the date of this certification, Nancy Patterson, Jody Patterson, Kathleen Rumill, Ralph Rumill and Tom Blair, of Bar Harbor, Maine, Daniel Hisey of Ellsworth, Maine, Eric Rollins of Lamoine, Maine, Sandra Ashmore of Hancock and James Wade of Tremont are the board members of the RIVER.
4. The River was formerly known as the Pentecostal Lighthouse, a religious organization. The Pentecostal Lighthouse merged with The River on December 1, 2019. The River since that date to present owns and manages the real property located at: 1184 US Highway 102, Bar Harbor, Maine, more fully described in the attached Exhibit A.
5. The statements contained this Certification, are true and accurate.

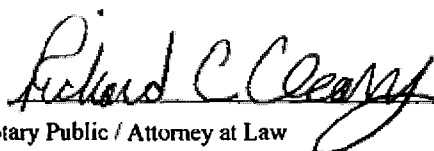
IN WITNESS WHEREOF the undersigned Diane Mann, Secretary of The RIVER, has hereunto set her hand and seal as of this 13 day of June, 2022.

  
Diane Mann, Secretary

STATE OF MAINE  
HANCOCK, ss.

Then personally appeared the above-named Diane Mann, known to me personally, and swore to the truth and accuracy of the foregoing certification based upon her personal knowledge thereof before me this 13 day of June, 2022.

Before me,

  
Notary Public / Attorney at Law

Richard C Cleary  
Attorney at Law  
Bar ID#. 7730

Printed Name of Notary or of Attorney





# Maine Department of Transportation

Janet T. Mills  
Governor

## Driveway/Entrance Permit

Bruce A. Van Note  
Commissioner

Permit Number: 31249 - Entrance ID: 1

**OWNER**  
Name: **The Pentecostal Lighthouse Church**  
Address: **1184 US Hwy 102**  
**Bar Harbor, ME 04607**  
Telephone: **(207)288-3048**

Date Printed: **June 23, 2022**

### LOCATION

Route: **0102X, State Route 102**  
Municipality: **Bar Harbor**  
County: **Hancock**  
Tax Map: **235 Lot Number: 003-000**  
Culvert Size: **inches**  
Culvert Type: **N/R**  
Culvert Length: **feet**  
Date of Permit: **June 16, 2022**  
Approved Entrance Width: **21 feet**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Church** at a point **1500 feet North from Pine Heath Rd.**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.388640N, -68.331860W.

S - Existing entrance, No change required to entrance at this time.

S - Owner must cut and maintain roadside vegetation from entrance south for 350 feet to maintain and maximize sight distance.

Approved by:  Date: 6-23-22

**Craig J. Kosobud**  
**Maine DOT**  
**Access Management**





**LOCATION MAP:** USGS QUADRANGLE: SALSBURY COVE  
SCALE: 1"=2000'  
MAPTECH® USGS TOPOGRAPHIC SERIES™  
©MAPTECH®, INC. 978-933-3000  
WWW.MAPTECH.COM/TOPO

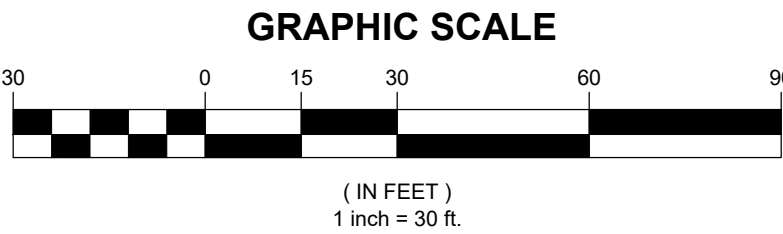
LEGEND:		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	----- 100 -----	----- 100 -----
MINOR FOOT CONTOUR	----- 99 -----	----- 99 -----


**LOT DATA:**  
ADDRESS: 1184 ME-102  
MAP/LOT = 235-003-000  
LOT AREA = 2.59 ACRES  
EXISTING IMPERVIOUS = 38,317 SF  
EXISTING COVERAGE = 31%

**ZONING:**  
ZONE DESIGNATION = TOWN HILL RESIDENTIAL CORRIDOR  
MINIMUM LOT AREA = 40,000 SQUARE FEET (0.92AC)  
MINIMUM LOT FRONTAGE = 200 FEET  
MAXIMUM LOT COVERAGE = 15%  
MAXIMUM HEIGHT = 40'

**MUNICIPAL SETBACKS:**  
FRONT: 75 FEET (FROM ROAD CENTERLINE)  
REAR: 25 FEET  
SIDE: 25 FEET

**PLAN REFERENCE:**  
INFORMATION BASED ON AERIAL PHOTO FROM THE MAINE GEOLIBRARY  
WEBSITE AND USE OF LIDAR TOPOGRAPHY FROM MAINE GIS.



REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM				
PROJECT <b>THE RIVER CHURCH</b> 1182 STATE HWY 102, BAR HARBOR, MAINE				
TITLE <b>EXISTING SITE PLAN</b>				
DATE 2022.05.03		SCALE 1"=30'		
DRAWN BY WAB		DESIGNED BY WAB	CHECKED BY ACH	
PROJECT No. 13863.001				
DRAWING No. <b>C101</b>		REV.		

FILE LOCATION: P:\3863-THE RIVER CHURCH\001-1184 ME 102-ADDITION, CYBERUS2-CAD, DRAWINGS\CIVIL\BGA1.DWG\$13863.001-C-01-REP.DWG, 2022.05.26, 10:28 AM



FILE LOCATION: P:\3863-THE RIVER CHURCH\001-1184.ME 102-ADDITION, C102-001.CAD, DRAWINGS\DWG\001.CAD, 2022.05.03, 10:26 AM



## SITE

**PLAN REFERENCE:**  
INFORMATION BASED ON AERIAL PHOTO FROM THE MAINE GEOLIBRARY  
WEBSITE AND USE OF LIDAR TOPOGRAPHY FROM MAINE GIS.

**LOCATION MAP:** USGS QUADRANGLE: SALSBURY COVE  
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™  
©MAPTECH®, INC. 978-933-3000  
WWW.MAPTECH.COM/TOPO

## LEGEND:

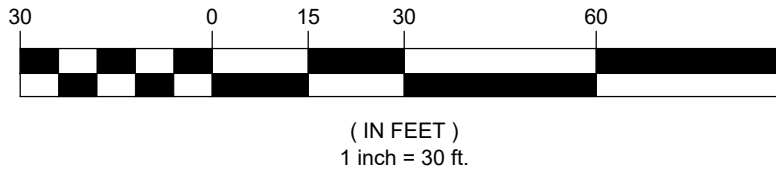
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	--- 100 ---	--- 100 ---
MINOR FOOT CONTOUR	--- 98 ---	--- 98 ---


GROUND COVER TABLE			
LOCATION	GROUND COVER TYPE	PRE-DEV AREA	POST-DEV AREA
PAVED PARKING	ASPHALT PAVEMENT	21,853 SF	18,033 SF
GRAVEL PARKING	GRAVEL	10,305 SF	10,513 SF
DRIVE TO LEACH FIELD	GRAVEL	868 SF	868 SF
EXISTING BUILDING	ROOF	3,410 SF	3,410 SF
PROPOSED BUILDING	ROOF	0 SF	3,820 SF
EXISTING TRAILER	ROOF	1,275 SF	1,275 SF
BROWN SHED	ROOF	112 SF	0 SF
WHITE SHED	ROOF	96 SF	0 SF
METAL CONTAINER	ROOF	350 SF	350 SF
CONC. DUMPSTER PAD	CONCRETE	48 SF	48 SF
PLAYGROUND	WOOD CHIPS	1,885 SF	1,885 SF
TEMPORARY TENT	WOOD CHIPS	3,858 SF	3,858 SF
WOODS	VEGETATION	20,670 SF	20,670 SF
GRASS	VEGETATION	59,865 SF	59,865 SF
TOTAL		124,595 SF	124,595 SF

PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT	75	94.16
SIDE	25	31.59
REAR	25	68.30
PARKING SETBACK		
FRONT	75	75
SIDE	25	31.59
REAR	25	68.30
BUILDING HEIGHT	40	31'-8"
PARKING SPACES	62	38
H.C. PARKING SPACES	6	6
LOT SIZE	40,000	124,595
MAX LOT COVERAGE	15%	31%
ROAD FRONTAGE	200'	492'

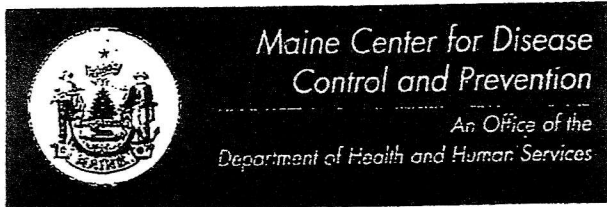
LOT DATA	
ZONE:	TN-HILL-RES-CORR
EXISTING USE:	CHURCH
PROPOSED USE:	CHURCH
LOT SIZE:	2.59 AC
TAX MAP#	235
LOT#	003-000
PRE DEVELOPMENT IMPERVIOUS AREA:	38,317 S.F.
POST DEVELOPMENT IMPERVIOUS AREA:	38,317 S.F.
NET CHANGE:	0 S.F.
NET DISTURBED AREA:	17,250 +/- S.F.

## GRAPHIC SCALE



REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM				
PROJECT <b>THE RIVER CHURCH</b> 1182 STATE HWY 102, BAR HARBOR, MAINE				
TITLE <b>PROPOSED SITE PLAN</b>				
DATE 2022.05.03		SCALE 1"=30'		
DRAWN BY WAB		DESIGNED BY WAB		CHECKED BY ACH
PROJECT No. 13863.001				
DRAWING No. <b>C102</b>		REV.		





Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
286 Water Street  
# 11 State House Station  
Augusta, Maine 04333-0011  
Tel: (207) 287-5672  
Fax: (207) 287-4172; TTY: 1-800-606-0215

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

<b>GENERAL INFORMATION</b>		Town of <u>BAR HARBOR</u>
Property Owner's Name:	<u>THE RIVER CHURCH</u>	Tel. No.: <u>(207) 801-9176</u>
System's Location:	<u>ROUTE 102</u>	
Property Owner's Address:	<u>C/O JUDY PATTERSON</u> <u>P.O. BOX 235 - HOLLS COVE, ME.</u>	Zip Code <u>04644</u>
e-mail address: _____		

The subsurface wastewater disposal system design for the subject property requires a ☒ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☐ local approval ☒ local and state approval.

<b>SPECIFIC VARIANCE REQUESTED</b> (To be filled in by Site Evaluator. Use additional sheets if needed.)	<b>SECTION OF RULE</b>
1. <u>71000 GPD TO PROPERTY LINE</u> <u>11'</u>	<u>TABLE B-A</u>
2. _____	_____
3. _____	_____
<b>SITE EVALUATOR</b>	
When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.	
<u>VARIANCE REQUESTS ARE MINIMIZED.</u>	
I, <u>WILLIAM A. LABELLE, JR. # 319</u> , S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.	
<u>[Signature]</u> SIGNATURE OF SITE EVALUATOR	<u>6-26-22</u> DATE

<b>PROPERTY OWNER</b>	
I, _____, am the <input type="checkbox"/> owner <input type="checkbox"/> agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.	
<input type="checkbox"/> SIGNATURE OF OWNER <input type="checkbox"/> AGENT FOR THE OWNER	DATE _____

BAR HARBOR

ROUTE 102

THE RIVER CHURCH

**LOCAL PLUMBING INSPECTOR - Approval at Local Level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not) approve the requested variance. I ( ☐ will ☐ will not) issue a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature\_\_\_\_\_  
Date**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature\_\_\_\_\_  
Date**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and ( ☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT\_\_\_\_\_  
DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT  
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
<b>TOTAL POINT ASSESSMENT:</b>		

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

>> CAUTION: LPI APPROVAL REQUIRED <<

<b>PROPERTY LOCATION</b>		<b>Town/City</b> _____ <b>Permit #</b> _____	
City, Town, or Plantation	BAR HARBOR	Date Permit Issued ____/____/____ Fee \$ _____ Double Fee Charged ( )	
Street or Road	ROUTE 102	L.P.I. # _____	
Subdivision, Lot #		Local Plumbing Inspector Signature _____	
<b>OWNER/APPLICANT INFORMATION</b>		Fee: \$ _____ state min. fee \$ _____ Locally adopted fee _____	
Name (last, first, MI)	THE RIVER CHURCH	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of	c/o JUDY PATTERSON P.O. BOX 235 HULLS COVE, ME. 04644	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with the application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	(207) 301-9176	Municipal Tax Map # _____ Lot # _____	
email address:		<b>CAUTION: INSPECTION REQUIRED</b>	
<b>OWNER OR APPLICANT STATEMENT</b>		I have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application. (1st Date Approved) _____	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		Local Plumbing Inspector Signature _____ (2nd Date Approved) _____	
Signature of Owner or Applicant _____ Date _____			

## PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type Replaced: _____ Year Installed: _____ <input checked="" type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <25% <input checked="" type="checkbox"/> b. Major Expansion ≥ 25% <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <u>MAJOR EXP.</u> <input type="checkbox"/> a. Local Plumbing Inspector Approval <input checked="" type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENT(S)</b> <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous components
<b>SIZE OF PROPERTY</b> ____ sq. ft. ____ acres	<b>DISPOSAL SYSTEM TO SERVE</b> <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: (SPECIFY) <u>250 SEAT CHURCH</u> <u>(SEE PAGE 2)</u>	<b>TYPE OF WATER SUPPLY</b> <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other: _____
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <u>3-TANKS</u> <input type="checkbox"/> a. Regular <u>(SEE PG. 2)</u> <input type="checkbox"/> b. Low Profile <input type="checkbox"/> c. with lift stations <input type="checkbox"/> d. water tight <input type="checkbox"/> e. two compartment <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY <u>3000</u> gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <u>32 EX. AND 18 PROP. FIELD FOUNDING CHAMBERS</u> <input type="checkbox"/> a. Cluster Array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. Regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE <u>4500</u> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment Tank <input type="checkbox"/> b. _____ Tanks in Series <input type="checkbox"/> c. Increase in Tank Capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> 1270 gallons per day BASED ON <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>(SEE PAGE 2)</u>
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>3 / C</u> at Observation Hole # <u>1</u> Depth <u>18</u> " OF MOST LIMITING SOIL FACTOR	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium -- 2.6 sq. ft./gpd <input checked="" type="checkbox"/> 2. Medium-Large -- 3.3 sq. ft./gpd <input type="checkbox"/> 3. Large -- 4.1 sq. ft./gpd <input type="checkbox"/> 4. Extra Large -- 5.0 sq. ft./gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May be Required <input checked="" type="checkbox"/> 3. Required, <u>EXISTING</u> Specify only for engineered systems DOSE: _____ gallons	<input checked="" type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA <b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>44° 25' 21.6"</u> N Lon. <u>68° 15' 57.7"</u> W if g.p.s., state margin of error <u>30'</u>

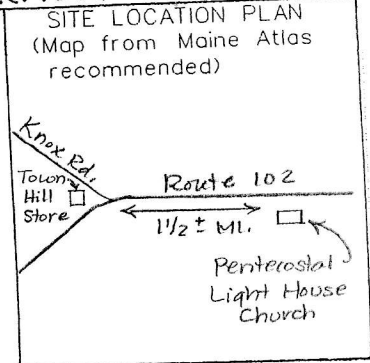
## SITE EVALUATOR STATEMENT

I certify that on 6-11-2022 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature W. A. LaBelle, Jr. Date 6-26-22  
Site Evaluator Name Printed WILLIAM A. LaBELLE, JR. Telephone Number (207) 537-5900 E-mail Address labellesepatic@rivah.net  
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.



<b>SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION</b>		Department of Human Services Division of Health Engineering (207) 287-5672 FAX (207) 287-3105
Town, City, Plantation <b>BAR HARBOR</b>	Street, Road Subdivision <b>ROUTE 102</b>	Owner's Name <b>THE RIVER CHURCH</b>
<b>SITE PLAN</b>		Scale 1" = <u>60</u> Ft. or as shown



**Design Flow:**

3-bedroom Pastor House ..... 270 GPD  
 250 seat church x 4 GPD per seat ..... 1000 GPD (see note below)  
 Total ...1270 GPD

**NOTE:**  
 This church does have a kitchen and has dinners, mostly on Wednesday night bible study which usually has 40 or 50 attendants. The dinners are not to be held on Sundays when church is held. Church Dinners are to be limited to 125 seats as dinner seats are 8 GPD not 4 GPD or 125 x 8 GPD = 1000 GPD.

**Tank Notes:**  
 Existing 1000-gallon with lift station for the Pastor House.  
 Existing 1000-gallon tank with lift station at/for the church, (may need to be relocated or replaced).  
 Proposed 1000-gallon tank to be placed in series with the 1000 gallon with lift station, tanks must be 150 feet min from well, 15 feet min from property lines, 14 feet min from building.

(TEST PITS FROM 2005)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>#1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring <u>2</u> " Depth of Organic Horizon Above Mineral Soil		Observation Hole <u>#2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring <u>1</u> " Depth of Organic Horizon Above Mineral Soil		
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			BLACK	
			GRAY	
	SANDY		YELLOW BROWN	N.E.
10		FRIABLE		
	STONY		PALE	
20			BROWN	FEW
	LOAM	FIRM		DISTINCT
30				
40				
50				
Soil Classification <u>3</u> Profile <u>C</u> Condition		Slope <u>11</u> %	Limiting Factor <u>18</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
	SANDY	FRIABLE		N.E.
10				
	STONY		PALE	
20			BROWN	FEW
	LOAM	FIRM		DISTINCT
30				
40				
50				
Soil Classification <u>3</u> Profile <u>C</u> Condition		Slope <u>11</u> %	Limiting Factor <u>18</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Will C. 207

Site Evaluator Signature

319

SE \*

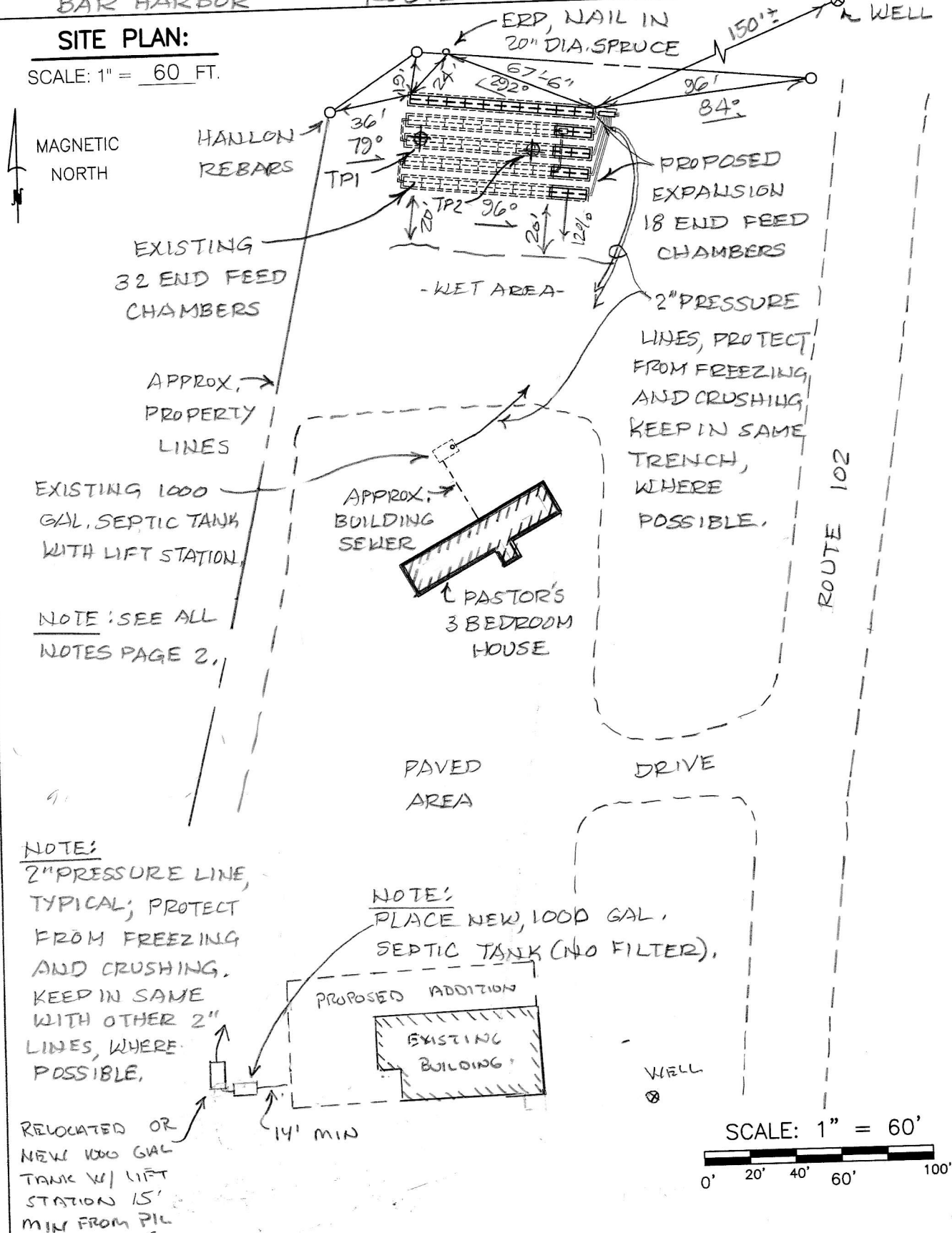
6-26-22

Date

Page 2 of 3  
HHE-200 Rev. 6/01

**SITE PLAN:**

SCALE: 1" = 60 FT.



Site Evaluator's Signature

319  
S.E.

6-26-22  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services  
Division of Environmental Health, 11 SHS  
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation

BAR HARBOR

Street, Road, Subdivision

ROUTE 102

Owner or Applicant Name

THE RIVER CHURCH

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

MAGNETIC  
NORTH



(SEE ATTACHED SUBSURFACE  
WASTEWATER DISPOSAL PLAN)

SCALE: 1" = 20'

0' 5' 10' 20' 30' 40'

## NOTE:

SEE ALL NOTES  
PAGES 2 AND 2A.

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		SYSTEM:	PRIVY:	ELEVATION REFERENCE POINT
Depth of Backfill (Upslope)	18"	Finished Grade Elevation	(See	(See	N/A	Location & Description NAIL 26"
Depth of Backfill (Downslope)	45"	Top of Distribution Pipe or Proprietary Device	attached			ABOVE GROUND IN A
Depths @ cross-section shown below or on X-sec. detail.		Bottom of Disposal Field	X-sec			20" DIA. SPRUCE
						Reference Elevation is: 0"

## NOTES:

DISPOSAL AREA CROSS SECTION ( SEE ATTACHED CROSS SECTION )

1. Tank(s) must be 150' minimum for well and 14' minimum from building and 15' MIN FROM PL
2. Grade surrounding area to divert surface water away from system.
3. All work done adjacent to wetlands, water bodies and water courses must be done in compliance with Section 12 of the Subsurface Wastewater Disposal Rules. Erosion and sediment control measures must be in accordance with the March 2003 edition of the Maine DEP Handbook "Maine Erosion and Sediment Control BMPS" (DEPW0588).
4. Install water tight risers of appropriate size to finished grade on tank inlet, cleanout and outlet covers.  
Install water tight risers of appropriate size to finish grade on outlet tank covers, which house a filter, in-tank pump chambers and separate pump tanks. (Section 6-F of the Subsurface code).
5. Protect lift stations, pump tanks and 2" pressure lines from freezing.

Site Evaluator's Signature

S.E. #

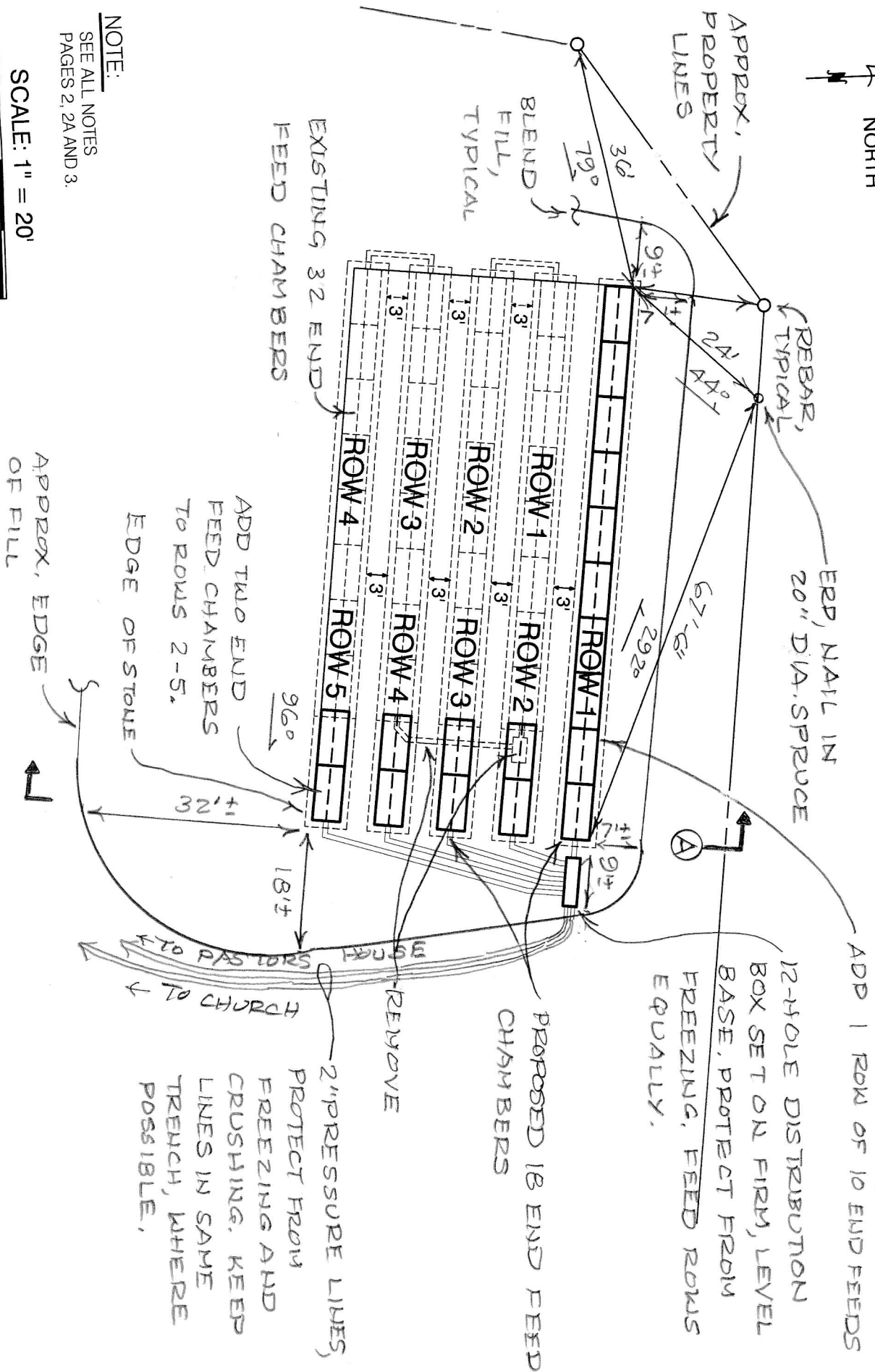
Date

Page 3 of 3  
HHE-200 Rev. 01/2022

**SUBSURFACE WASTEWATER DISPOSAL PLAN:**

SCALE: 1" = 20 FT.

MAGNETIC  
NORTH



NOTE:  
SEE ALL NOTES  
PAGES 2, 2A AND 3.

SCALE: 1" = 20'

0' 5' 10' 20' 30' 40'

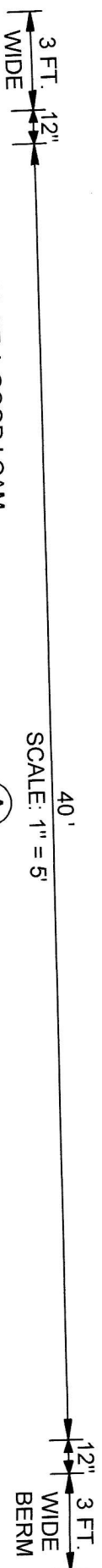
Site Evaluator's Signature

S.E. #

Date

# DISPOSAL AREA CROSS SECTION SLOPE 12 %

NOTE:  
GRADE UPSLOPE TO DIVERT  
SURFACE WATER AWAY FROM  
SYSTEM.



BERM TOP 4" OF FILL TO BE A GOOD LOAM  
SOIL MIX TO ESTABLISH A GOOD  
VEGETATIVE COVER; SEED  
AND MULCH TO PREVENT EROSION,  
SEC. 11-G.

FILL MATERIAL SHALL BE 8"-12" THICK  
OVER CHAMBERS AND SHALL BE GRAVELLY  
COARSE SAND TO THE STANDARDS IN  
SEC. 11-E IN THE SUBSURFACE RULES.

FILL EXTENSIONS  
NO GREATER THAN 4:1,  
(25% SLOPE).

2" COMPRESSED HAY (OR FILTER FABRIC) SEC. 11-F  
RECOMMENDED OVER STONE AND CHAMBERS

BOTTOM OF CHAMBERS MUST BE  
LEVEL WITH MAXIMUM GRADE  
TOLERANCE OF 2" PER 100'

12" CLEAN STONE,  
(3/4" - 2 1/2" DIA.),  
UNIFORM SIZE.

THOROUGHLY MIX, DISK OR ROTO-TILL  
CLEAN, COARSE, SHARP SAND INTO  
TOP 6 INCHES OF ORIGINAL SOIL TO  
CREATE A TRANSITION ZONE, SEC. 11-B.

ELEVATIONS:

ELEV. REF. PT. (ERP): 0'

FINISHED GRADE:	ROW 1	12 1/2" ±	ROW 5
TOP OF CHAMBERS:	(CROWN -11")		(-65" MIN.)
BOTTOM OF CHAMBERS:	-23"	DROP PER ROW	-73"
	-36"		-86" ±

SCALE: 1" = 5'



OWNER: THE RIVER CHURCH

LOCATION: BAR HARBOR

DOC17 WILLIAM A. LABELLE, JR.

S.E.#

DATE

NOTE:  
SYSTEM MUST BE INSTALLED ACCORDING  
TO THE RULES AND PRACTICES SET FORTH  
IN THE MOST CURRENT VERSION OF THE  
STATE OF MAINE SUBSURFACE WASTEWATER  
DISPOSAL RULES. INSTALLATION CONTRACTOR  
MUST BE FAMILIAR WITH SAID RULES AND  
CONSTRUCT SYSTEM IN FULL COMPLIANCE  
WITH SECTION 11 OF SAID RULES.

6-26-22

319